

ARTICLE XII. UNIVERSAL DESIGN AND CONSTRUCTION REQUIREMENTS FOR NEW SINGLE FAMILY HOMES, DUPLEXES AND TRIPLEXES BUILT WITH FUNDS ADMINISTERED BY THE CITY OF SAN ANTONIO*

***Editor's note:** Ord. No. 95641, § 1, adopted April 18, 2002, enacted provisions intended for use as art. XII, §§ 6-300--6-303. To preserve the style of this Code, and at the discretion of the editor, said provisions have been redesignated as art. XII, §§ 6-316--6-319.

Sec. 6-316. Universal design and construction requirements.

If a person receives financial assistance from city, state, or federal funds administered by the city for the construction of new single family homes, duplexes, or triplexes, that person shall construct the units in accordance with all other city codes and the following requirements.

- (1) At least one entrance shall have a 36-inch door and be on an accessible route. (An accessible route is a continuous, unobstructed path at least thirty-six (36) inches wide connecting all interior and exterior elements and spaces of a house and site including corridors, parking, curb ramps, crosswalks and sidewalks and served by a no-step, flat entrance with a beveled threshold of one-half-inch or less).
- (2) All interior door openings shall provide an unobstructed path no less than that provided by a 32-inches wide door, except for a door opening that provides access to a closet of fewer than fifteen (15) square feet in area.
- (3) Each hallway shall have a width of at least thirty-six (36) inches and shall be level or with ramped or beveled changes at each door threshold.
- (4) All bathrooms shall have the walls reinforced around the toilet for potential installation of grab bars. Walls around the shower and tub shall be reinforced for potential installation of grab bars or a pre-manufactured tub and shower surround may be used which includes grab bar(s) certified to meet the ADA requirement to bear a 250-pound load. Wall reinforcements shall comply with the standards set forth in requirement 6, Reinforced Walls For Grab Bars of the Fair Housing Act Design and Construction Guidelines; Federal Register/Volume 56 No.44/Wednesday, March 6,1991/Rules and Regulations, a copy of which is available for inspection at the office of the City Clerk.
- (5) Each electrical panel, light switch or thermostat shall be mounted no higher than forty-eight (48) inches above the floor. Each electrical plug or other receptacle shall be at least fifteen (15) inches from the floor.
- (6) An electrical panel located outside the dwelling unit must be between eighteen (18) inches and forty-two (42) inches above the finished grade and served by an accessible route.
- (7) All hardware installed to open/close doors and operate plumbing fixtures shall be lever handles.

(Ord. No. 95641, § 1, 4-18-02)

Sec. 6-317. Applicability.

- (a) This article applies to the construction of all new single family homes, duplexes or triplexes, for which an application for financial assistance from the city or its agents is received and for which a building permit will be issued under the city building code after the effective date of the ordinance from which this article derives.
- (b) City financial assistance covered by this article includes but is not limited to:
 - (1) Contractual agreements involving a city-funded program or fund, including the San Antonio Housing Trust Foundation, Inc. or similar programs;
 - (2) Real estate purchase, lease, fee waiver, tax phase in, tax abatement;
 - (3) Donation of land by the city or its agents;
 - (4) Disbursement of federal, state, or city construction funds, for example but not limited to, U.S. Department of Housing and Urban Development funds such as Community Development Block Grant Program (CDBG) funds, Housing Investments Partnership Act (HOME Program) funds, and Housing Opportunities for Persons With Aids Program funds, and funds disbursed under the Federal Emergency Management Act; or
 - (5) Tax Increment Financing in a Tax Increment Reinvestment Zone established in accordance with the Tax Increment Financing Act.

(Ord. No. 95641, § 1, 4-18-02; Ord. No. 96621, § 11, 10-24-02)

Sec. 6-318. Waiver of exterior accessibility requirements.

- (a) The director of development services or his designee may only grant modifications or an exemption to the requirements of this article regarding full compliance with exterior path of travel on an individual case-by-case basis. The criteria for granting a modification or exemption are as follows:
 - (1) The lot rises or falls so steeply from the street that a maximum 1:12 slope cannot be achieved without extensive grading; and
 - (2) No vehicular access to the back of the house will be available by means of an alley.
- (b) Appeals of orders, decisions or determinations made by the director of development services may be made to the building and fire code board of appeals.

(Ord. No. 95641, § 1, 4-18-02)

Sec. 6-319. Implementation.

- (a) A copy of the ordinance from which this article derives and attachments shall be included in city contracts funding the new construction of single family homes, duplexes and triplexes entered into by the city or its agents, for example but not limited to, the San Antonio Housing Trust Fund, the department of housing and community development and the community initiatives department.
- (b) Architects and builders shall:

- (1) Clearly stamp or print "Universal Design" on plans submitted in accordance with this article;
 - (2) Clearly identify design elements complying with section 6-315 and attached to city funding contracts; and
 - (3) Certify that the plans comply with the requirements of this article.
- (c) Plan checking, construction inspections and enforcement shall be accomplished by the development services department in accordance with existing procedures.
- (Ord. No. 95641, § 1, 4-18-02)